

9. 2013SP-047-001

51ST AND CENTENNIAL SP

Map 091, Parcel(s) 039

Council District 20 (Buddy Baker)

Staff Reviewer: Duane Cuthbertson

A request to rezone from IR to SP-MU zoning for property located at 1405 Centennial Boulevard, at the corner of 51st Avenue North and Centennial Boulevard, (1.9 acres), to permit a general office, retail, restaurant-full service and warehouse development, requested by Dale & Associates, applicant; Brucewood Partners, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Permit a commercial development.

Preliminary SP

A request to rezone from Industrial Restrictive (IR) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 1405 Centennial Boulevard, at the corner of 51st Avenue North and Centennial Boulevard, (1.9 acres), to permit a general office, retail, restaurant-full service and warehouse development.

Existing Zoning

Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes commercial, office and warehouse uses.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

The SP utilizes a vacant site on the edge of an industrial area and neighborhood. The SP establishes commercial development in an area where adequate public infrastructure exists, which is preferable to development in areas where new roads or other public infrastructure have to be constructed, because it does not burden Metro with the cost of maintaining new infrastructure.

The SP establishes a commercial building at the street corner of the site and a second building to the rear of the site. Both proposed buildings provide a pedestrian orientation and/or have direct connections to sidewalks that will be established with this SP along both Centennial Boulevard and 51st Avenue North. The improved pedestrian environment along this site fosters walkable neighborhoods as does locating additional commercial services within walking distance to both the adjoining industrial area and nearby neighborhood.

The proposed development of commercial services in buildings constructed with a pedestrian scale and orientation supports infill development as it enhances the viability of both the adjoining industrial area and the nearby neighborhood.

WEST NASHVILLE COMMUNITY PLAN

District – Industrial (D IN) is intended to preserve, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.

Consistent with Policy?

The request is consistent with the D IN land use policy. The request permits uses (office, retail and restaurant full-service) supportive to the surrounding industrial area as well as the nearby neighborhood. The SP also establishes the future ability for the proposed buildings to be used as warehouses. The site is located along the southern edge of the industrial area and will establish a transition between the industrial area and the neighborhood to the south.

PLAN DETAILS

This currently vacant site is located at the northwest corner of two arterial streets, Centennial Boulevard and 51st Avenue North. The site is surrounded by IR zoned industrial uses to the north, northwest and east and by CS zoned commercial uses to the south across Centennial Boulevard.

December 12, 2013, Planning Commission meeting

Specific Plan Proposal

The SP will establish two commercial buildings on the site. A one-story, 9,100 square foot retail building is proposed to be located at the street intersection corner of the site. The building will be oriented to the south. The SP requires an elevation be submitted with the final site plan to ensure adequate glazing along the east façade oriented to 51st Avenue North. A second, 4,800 square foot building will be located near the back of the site behind the parking area, however direct pedestrian access is provided to the building from both Centennial Boulevard and 51st Avenue.

The plan provides the following bulk regulations (the plan utilized the MUL-A zoning district for standards that are not specifically limited by the SP):

Max FAR – .60 (proposed: 0.17)

Max ISR – 0.90 (proposed: 0.61)

Street Setback – 10 feet from Centennial Blvd. and 51st Ave.

Side Yard Setback – 5 feet from property line

Rear Yard Setback – 20 feet

Maximum Height – 30 feet

Vehicular access is provided from two driveways, one on each fronting street. The site provides parking as required by the code. The parking areas will be screened with landscaping from the fronting streets. The SP will establish sidewalks along the street frontages as required by the Major and Collector Street Plan, including street trees in between the sidewalk and travel lanes.

ANALYSIS

This request is consistent with the D IN land use policy and meets several critical planning goals. Staff recommends approval with conditions.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approve with conditions:

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Prior to Final SP, verify that the curb placement will not obstruct SU-30 turning movements.
- Developer shall submit TIS prior to Final SP to determine roadway improvements and submit roadway construction plans and signal modification plans as required.

Maximum Uses in Existing Zoning District: **IR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	1.9	0.6 F	49,658 SF	177	15	16

Maximum Uses in Proposed Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.9	-	13,900 SF	633	19	55

Traffic changes between maximum: **IR** and proposed **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+456	+4	+39

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. The proposal is consistent with the site's D-IN land use policy and meets several critical planning goals.

December 12, 2013, Planning Commission meeting

CONDITIONS

1. Permitted land uses are limited to general office, retail, restaurant full-service and warehouse uses.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application.
3. A Traffic Impact Study shall be submitted and approved prior to Final Site Plan approval.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Mr. Cuthbertson presented the staff recommendation of approval with conditions and disapproval without all conditions.

Roy Dale, 516 Heather Place, spoke in favor of the application and stated that he attended two community meetings and people were excited about walkability and neighborhood retail.

Jeremy Jeter, 5210 Illinois Ave, spoke in opposition to the application and stated that his primary concern is that the project is not being held to T4 Urban Design Standards which would require all buildings to be pulled up to the sidewalk and require all parking to be in the rear.

Caroline James spoke in opposition to the application due to safety concerns because large gasoline trucks are up and down 51st all the time.

John Bader, 5308 Louisiana Ave, spoke in opposition to the application and noted that this area is right on the cusp of a growth area. He also stated that he would like to keep zoning standards the same on the north and south sides of the street with parking behind the building.

Marisa Frank, 5305 Louisiana Ave, spoke in opposition to the application and stated that she would like the project to be held to T4 Urban Design Standards. She also noted that she was never informed of a community meeting where there was 100% support for this project.

Frank Stabile, 5203 Kentucky Ave, spoke in opposition to the application and stated that he would like the project to be held to T4 Urban Design Standards because this project will most likely be the precedent for other development in this area.

Roy Dale stated that since this will be going to council, the community still has time for input. He noted that this meets the majority of the requirements for T4. Most of the parking will be in the rear and to the side and it's pulled as close to the street as possible. One of the staff conditions requires a traffic impact study which will address some of the traffic concerns.

Mr. Haynes moved and Dr. Cummings seconded the motion to close the Public Hearing. (10-0)

Councilmember Hunt spoke in favor of the application and noted that it seems to comply with T4 standards.

Dr. Cummings spoke in favor of the application and stated that she is glad to see development in this area.

Mr. Clifton asked for further information regarding the safety of the area and Mr. Cuthbertson stated that if any improvements are required by the traffic impact study, they will be on top of what is proposed today.

Mr. Adkins spoke in favor of the application and noted that it seems there will be a lot of improvements and this will give much more of an urban feel.

December 12, 2013, Planning Commission meeting

Ms. LeQuire spoke in favor of the application.

Mr. Clifton moved and Mr. Dalton seconded the motion to approve with conditions and disapprove without all conditions. (10-0)

Resolution No. RS2013-230

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-047-001 is **Approved with conditions and disapproved without all conditions. (10-0)**

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